

**Planning Commission Minutes
June 24, 2024, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Bobby Wilson
Chad Ball
Gerry Harris
Judy Horne
Keith Macedo - Zoom
Norm Toering
Howard Carter

ABSENT –

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Rick Bramall, City Building Inspector; Chris Brackett, City Engineer; Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant

2. **Approval of Minutes:** The May 28, 2024, minutes were unanimously approved as written.

3. **Comments from Citizens:**

Phyllis Young - 546 Goose Creek asked why the city is going by the storm water draining practices when it doesn't seem like they are using it at all. She said that in section 4-10 it says you can't build a detention pond where there is going to be erosion downstream, there is a detention pond and erosion downstream from the pond. No one has come to look at her property from the Planning Commission when she has repeatedly asked. Ms. Young also state that in the same section it talks about maintenance, that once a year it should be brush hogged and it has not. She wanted to know who was supposed to be monitoring, is it the city, the construction company, the city engineer, she went on to say the property has not been brush hogged since Dec. 2021. Ms. Young also said that in another section of the practice manual it talks about the size of rocks on the outlet side of the drainage side are about 4-6 inches deep and the pipes are 42 inches and when the water is coming out of the pipes the rocks aren't doing a thing, the water is just rushing over them. She closed by stating "is the city actually using the storm water draining practices".

Having no further comments, Chairman Robert Mann closed the floor for public comments.

1. **Public Hearings**

1B. Rezoning – From R-1 & R-2 to R-3, Property owned by DRP Holdings. Location –North side of Wilson Street, Presented by Jorgensen & Associates

Chairman Robert Mann stated the Planning Commission received a letter from Lucas Winslow, all commissioners have seen and read the letter and it will be included with the documentation.

Jared Inman, Bates and Associates, rezone to R-3 to provide a better transition from R-1 to the south and the multi-family to the east.

Judy Horne asked how many acres it was and was told it is 68.98 acres. Gerry Harris asked how many street extensions there are going north and if there was a street going to Sellers, Jared Inman said he would have to check and get back to the commissioners. It was also a concern for Judy Horne, she went and looked at it and with the development there would be a lot of traffic and wanted to know if that was going to be the only way. Chairman Robert Mann said that this is just for the rezoning, not about building.

Public Comment: Cristina Barron 55 W. Chickasaw: Ms. Barron asked if the commissioners could explain what the rezoning R-1 & R-2 to R-3 means, she and her family are new to the area. Gerry Harris told Ms. Barron that going from R-1 & R-2 is going to be a higher density and R-3 is a higher density, but a smaller lot goes to 5400 square feet from 7500 square feet. Chad Ball said that the majority is zoned R-2 and is 7500 square foot lots and the R-3 would make it go to 5400 square foot lots and allows zero lot line. Chad said he is concerned most about the frontage Jorgenson & Associates are proposing the existing 75-foot frontage to 35-foot frontage for each house.

Judy Horne asked about the rear setbacks, Chad Ball said that the rear setbacks are all 20-square feet but the front setbacks for R-3 is 20-feet and R-1 is 25-feet. Chad Ball asked if the Planning Commission was ok with homes with 35-foot frontage and 5400 square foot lots opposed to 7500 square foot lots, and he is not comfortable with that.

Bobby Wilson said that he did agree with Judy Horne and that it does factor into the decision to the rezoning and has major concerns with the streets and the traffic. Gerry Harris said that the roads are too narrow and would like to see the roads be widened and the Planning Commission must change things in Farmington. If we are going to have a nice town with nice neighborhoods where the kids can play, we have got to change the ordinances.

Norm Toering stated that the R-3 has a 20-foot setback and if I had a sidewalk and a truck that is 20 feet long it wouldn't fit in the driveway. Why as a Planning Commission would we even approve something that is not going to work.

Keith Macedo asked what the process would be to make it a PUD and would like to see it as a PUD, if possible, Chairman Robert Mann said they would have to resubmit. Chairman Robert Mann asked if they wanted to do a PUD if they are denied with the rezoning could they have to come back later, or would it have to be a year? City Business Manager Melissa McCarville said the ordinance states they must wait a year.

Jared Inman requested the item be tabled so modify the requests.

Bobby Wilson made a motion to table the Rezoning – From R-1 & R-2 to R-3 until the July 22, 2024, meeting. Norm Toering seconded the motion.

City Attorney, Jay Moore asked Chairman Robert Mann to explain to the citizens in attendance what the rezoning is going to go towards.

There was no public comment. Having no further comments, Chairman Robert Mann called for question, and the request was approved 7-0.

Chairman Robert Mann stated that what this all means they can take back the item and rethink it and make it a PUD, which is a Planned Unit Development and must be accepted complete and it must be built exactly the way it was presented to the Planning Commission. It doesn't mean it will pass or that is what they will do.

Judy Horne proposed that the Planning Commission have a committee/group like some of the other cities have that look at proposals that the developers bring us to go over with them and work out details to make the city look better. Judy Horne brought some pictures north of Wilson that showed utility boxes and other type of boxes and concerned about them being close to the front of the house.

Judy wanted to have something called comprehensive staff review which is what City of Fayetteville has, which includes city planners, engineers, and other staff members, this group meets with one another to discuss what is being brought to the planning commission beforehand and discuss it. Chad Ball stated that the size of the City of Farmington we do not have enough staff to do this. We would have to take this to Council to get the budget approved to add more staff to have the committee. Chairman Robert Mann stated that the commission cannot appoint a body for a committee like that, it would have to come from Council. Robert Mann suggested to go to the mayor and have this conversation, but if you wanted to create an ordinance that gets the electrical boxes off the houses in multi-family homes then it would need to go to council.

Keith Macedo said this is something that needs to be done at a planning work session.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.



Chad Ball, Secretary



Robert Mann, Chair